



CITY OF RANIER

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Gateway City to Voyageur's National Park

CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
OCTOBER 30, 2018 @ 5:00 PM

Present: Loni Bright

Planning and Zoning Commissioners: Sue Swendsen, Ladd Koczinski and Ron Wilcox, Land Use Administrator Sherril Gautreaux.

RE: ZONING VARIANCE REQUEST – PARCEL # 98-054-05180 American Suburbs Co. Third Side Addn. Lots 18-21 Blk 5

Loni Bright has filed a Conditional Use application for the property at the above address. The intent is to use the existing large pole building as commercial business for boat, car and furniture upholstery repair.

The commission finds that after review and evaluation of potential impacts on surrounding properties:

1. The Conditional Use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district or substantially diminish property values, or cause environmental harm to the community.

All vehicles such as boat trailers will generally be stored inside the pole barn. The business will not cause any noise or smells. The existing building is a large pole barn (30'x40') that will be slightly altered to put an awning over the door so that snow and rain will not fall on customers. Parcel to the north (owned by David Mortenson) has a trailer house on it which faces to the north; he is not opposed to the commercial business. Parcel to the south (owned by Carrie LaGoo) has a home on it which faces to the south and approximately 100 feet away from the pole barn; she is not opposed the commercial business. The parcel across the street to the west extends from CR 92E to HWY 11; residence is close to the corner of 115 and 92E and the remainder of the lot is mostly treed.

2. Adequate utilities, drainage, or other necessary facilities have been or will be provided.

The driveway is adequate for moving vehicles in and out of the building. The driveway has been culvert extended to allow for easier access. The area in front of the building will have more gravel put in next spring to make a better driving area. The graveling will not affect the

drainage of the neighboring properties. The parking lot can accommodate up to 5 vehicles. The loading and unloading area is directly in front of the garage door to the pole barn.

3. Adequate measures have been or will be taken to minimize traffic congestion in public streets.

There would normally be not more than one or two boats on the property at any one time. Traffic will be at a minimum and not at a high volume for the residential area.

4. The conditional use shall provide for aesthetic appeal greater than existing uses in the area. The Conditional Use shall eliminate conflicts with adjacent land uses by providing, where necessary, buffer zones, dividing and screening, fencing, parking areas and limitations on the number of entrances and exits.

No buffer zones are needed around the existing building which is 1200 square feet takes up less than 5% of the entire parcel which is 20,240 square feet. A 4'x2' sign will be put on the mail box to alert customers of the business. A 4'x6' sign will be put on the building itself. Bright is working with MNDOT to put a sign on the HWY 11 right of way at CR 115.

5. The Conditional Use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The intended commercial use is not high volume and will not affect neighboring residences.

MOTION

A motion was made by Wilcox; seconded by Swendsen and carried unanimously to recommend approval of the conditional use permit which will be forwarded to the council for final review on 11/13/18.